

RAINTREE MINI-STORAGE
7227 EAST WILLIAMS DRIVE
SCOTTSDALE, ARIZONA
735-PA-04

PROJECT NARRATIVE

The attached documents and following project information is being provided to represent compliance with the City of Scottsdale Zoning Ordinance which requires the issuance of a Conditional Use Permit to allow Internalized Community Storage within a C-3 zoned parcel.

Spensa Development Group, LLC is intending to build a single three-level internalized community storage facility on the property located at 7227 E. Williams Dr. in Scottsdale, Arizona. This proposed development, as depicted on the attached design documents, meets all of the development criteria as specified in the City of Scottsdale Zoning Ordinance.

Currently, the site is vacant. We consider this proposed development an improvement to the on-site and surrounding environment. This proposed use is naturally compatible with the adjacent and surrounding commercial uses. Additionally, this type of facility has a very minimal traffic generation – less than 10 vehicles per day on average based on previous studies of similar facilities. This characteristic is generally preferred by any near by residential neighborhoods. The main proposed use for this facility is for the storage of personal goods by the members of the surrounding communities. The building will include two internalized drive lanes designed to accommodate all sizes of moving vehicles. These drive lanes provide an internal climate controlled loading area that provides direct access to the entire building. This not only provides a climate controlled environment for loading, but also keeps the loading action out of sight of the surrounding properties. The building program also includes approximately 3,000 s.f. of office space to be used as a rental office and flex office space. Being less than 10% of the total building area, this office use is accessory to the primary building use. The construction of the building will be a combination of painted masonry with integral colored and/or split faced masonry banding and/or accents. All mechanical units will be fully screened by masonry parapets of varying heights. All roof drains will be internal with daylight discharge. Aluminum framed storefront glazing will be used primarily at the office areas and selectively throughout the remainder of the building where allowable to provide natural lighting within the storage corridors.

Exterior mounted security cameras with 24 hour activation will be provided throughout the site. Each storage unit will be individually alarmed. This system will provide a record of all access activity in the building. The building will also feature electronic keypads to limit access to current customers only.

DEVELOPMENT PROGRAM

GENERAL INFORMATION
OWNER: SPENSA DEVELOPMENT GROUP CONTACT: GREG ENGEL
ADDRESS: 801 CARLSON PARKWAY, MINNETONKA, MN.
TELEPHONE: (952)448-8755 FAX: (952)404-3388
BUILDING CODE: 2003 I.B.C. ELECTRICAL CODE: 1989 N.E.C.
MECHANICAL CODE: 2003 I.B.C. PLUMBING CODE: 2003 I.B.C.
PLUMBING CODE: 1994 U.P.C. CONSERVATION CODE

SITE INFORMATION
PROJECT ADDRESS: 7227 East Williams Drive
SCOTTSDALE, ARIZONA
ASSESSOR'S PARCEL NUMBER: 212-02-019D
CASE NO.: 735 PA 2004
ZONING DISTRICT: C-3
SURROUNDING ZONING DISTRICTS:
NORTH: W.P. SOUTH: C-3
EAST: C-3 WEST: C-3
SETBACKS: BUILDING: PARKING: LANDSCAPE:
FRONT - NORTH: 20' 20' 20'
REAR - SOUTH: NONE NONE NONE
SIDE - WEST: 35' 35' 35'
SIDE - EAST: NONE NONE NONE
EASEMENTS: POWER LINE EASEMENT, ACCESS EASEMENTS
BUILDING USE: INTERNALIZED COMMUNITY STORAGE
USE PERMIT CASE NO.: ***
SITE AREA: GROSS: 219,839 S.F. 5.04 ACRES
NET: 185,187 S.F. 4.48 ACRES
BUILDING HEIGHT CALCULATION:
WILLIAMS DRIVE: 27'0" FRONTAGE (60%)
LOW CURB: 1785'75" HIGH CURB: 1789'87" AVERAGE CURB: 1787'31"
SCOTTSDALE ROAD: 185' FRONTAGE (40%)
LOW CURB: 1784'87" HIGH CURB: 1788'38" AVERAGE CURB: 1786'67"
AVERAGE CURB/PVMT. ELEV: 1797'31(6) = 1785'67(4) = 1782'65"
ALLOWABLE BUILDING HEIGHT: 1792'65" + 14'36" = 1829'65"
PROVIDED BUILDING HEIGHT: 1792'00" + 34" = 1826'00"

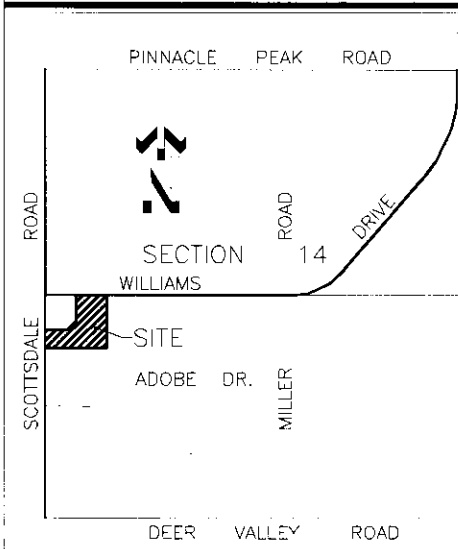
VOLUME CALCULATION
ALLOWED: 185,187 X 9.6 = 1,873,795 cu ft.
PROVIDED: 26'4" X 35,884 = 1,010,480 cu ft.
BUILDING AREA
FIRST FLOOR: 35,884 S.F.
SECOND FLOOR: 35,884 S.F.
BASEMENT: 35,884 S.F.
TOTAL AREA PROVIDED: 106,992 S.F.
TOTAL AREA ALLOWED: 185,187 X 9 = 166,150 S.F.
[FAR] LOT COVERAGE: BUILDING AREA 35,884 S.F. /
NET SITE AREA 185,187 S.F. = 19%

PARKING ANALYSIS
REQUIRED
REG STALLS STORAGE GROSS FLOOR AREA / 2,500
102,804 / 2,500 = 42 SPACES
OFFICE GROSS FLOOR AREA / 300
4,188 / 300 = 14 SPACES
TOTAL: 56 SPACES
ACCESSIBLE 4% OF REQUIRED PARKING
4% OF 52 = 3 SPACES
1 VAN ACCESSIBLE
PROVIDED
REGULAR SIZE 9' x 18' 50 SPACES
REGULAR PARALLEL SIZE 10' x 20' 4 SPACES
ACCESSIBLE SIZE 9' x 18' 2 SPACES
VAN ACCESSIBLE SIZE 11' x 18' 1 SPACES
TOTAL: 57 SPACES

BICYCLE PARKING: REG: 7 PROVIDED: 8
LANDSCAPING: REQUIRED PROVIDED
OPEN SPACE AREA: 38,895 S.F. 96,943 S.F.
FRONT OPEN SPACE: 19,348 S.F. 88,734 S.F.
PARKING OPEN SPACE: 2,510 S.F. 5,133 S.F.

BUILDING INFORMATION
OCCUPANCY: S-1 INTERNALIZED STORAGE
SPRINKLERS REQUIRED BY ORDINANCE: YES

VICINITY MAP



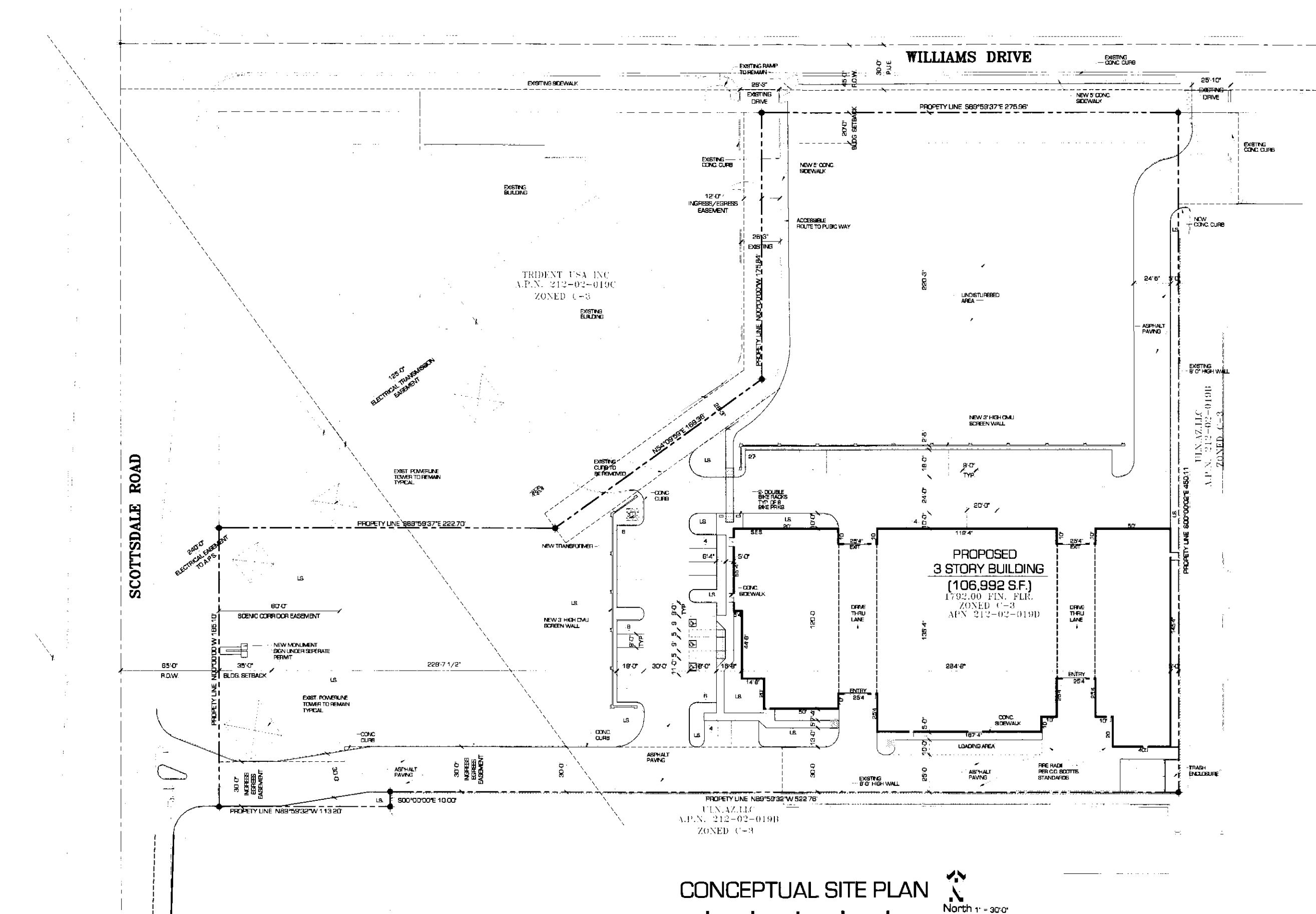
UP-1 CASE#: 735-PA-04

2004-034

SKD, Inc.
10446 N. 74th St.
Suite 150
Scottsdale, AZ 85258

PH: 480-948-8053
FAX: 480-609-9227
e-mail: skdaz@qwest.net

SKD



CONCEPTUAL SITE PLAN

North 1" = 30'-0"

02.11.05

Prepared For:
Spensa Development Group

Raintree Mini-Storage
7227 East Williams Drive
Scottsdale, Arizona

2-UP-2005
2-18-05